



Maclaren Todd Close, Queniborough,
LE7



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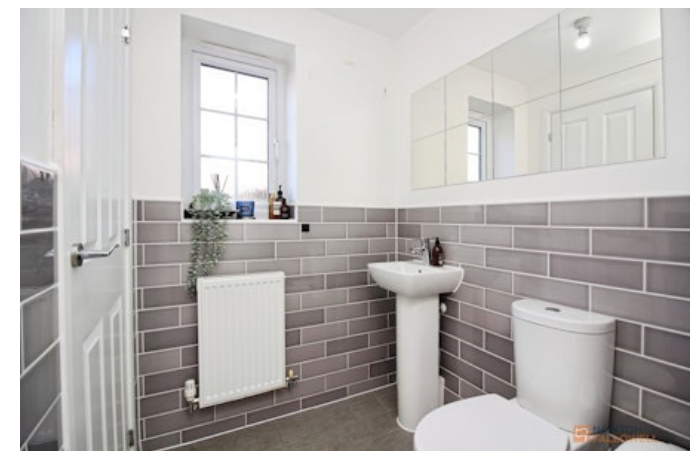
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£550,000



Key Features

- Four well proportioned bedrooms
- Executive detached family home
- Popular 'Millstones' Development by David Wilson
- Fabulous open plan kitchen diner, perfect for families
- Driveway with electric car charger point
- Master bedroom with built in wardrobes & en-suite
- EPC rating B
- Freehold





Offering four double bedrooms served by a family bathroom and en-suite shower room, this executive David Wilson detached home occupies a pleasant position along a 'no through road' within the sought after 'Millstones' development on the outskirts of Queniborough. Ideal for growing families and benefiting from replaced carpets throughout (2025), the gas centrally heated and double glazed layout includes an entrance hall, bay fronted lounge, study/playroom, modern 'living kitchen diner', utility room and wc, with the first floor having four well proportioned bedrooms, a family bathroom and a contemporary en-suite. All set within a plot which affords a tandem driveway with electric car charger, garage and a mainly laid to lawn rear garden making for a well rounded family home and demands an internal inspection to be fully appreciated.

Welcome to your new home

Upon entering the home, you are welcomed into an entrance hallway featuring tiled flooring and a staircase rising to the first floor, along with access to a convenient guest WC with a useful storage cupboard.

The principal reception room benefits from a characterful walk-in bay window to the front elevation, with carpeted flooring and panelled walls creating a warm and cosy atmosphere.

To the left-hand side of the hallway is a versatile home office, which could equally be utilised as a playroom.

Perfect for families in search of open plan living spaces the living kitchen/diner enjoys a wealth of light by a walk in box bay to the rear elevation which has french doors to the garden. The modern kitchen provides an integrated 'AEG' oven and grill, 'AEG' six ring gas hob with hood above, sink and drainer unit, integrated fridge freezer and an integrated dishwasher, complemented with Quartz surfaces. A utility room provides further storage and space for appliances.

Moving upstairs

Upstairs, a carpeted landing provides access to four well proportioned double bedrooms, three of which benefit from built-in wardrobes. The principal bedroom features a private en-suite, stylishly fitted with a modern three-piece suite including a shower enclosure, wash basin, WC, and a heated towel rail.

The first floor is completed by a well-appointed family bathroom, boasting a contemporary four-piece suite comprising a bath, separate shower, WC, and wash basin, all enhanced by complementary tiling.

Outside

Occupying a family friendly position, the plot offers parking to the left hand side provided by a tandem driveway with the added benefit of an electric car charging point. The drive leads to the single garage boasting light and power. Gated access then leads to an enclosed mainly laid to lawn garden with fencing to boundaries.

Location

Queniborough is a conservation village with a well-preserved centre characterised by a range of period cottages and houses, including some thatched properties. Local amenities include a primary school, a traditional butchers, a general store and two public houses, together with a parish church and active community groups.

The village is conveniently located for access to Leicester, Melton Mowbray and Loughborough. The nearby A46 provides links to the North West Leicester bypass and onward to the M1 motorway. A wider range of amenities and services can be found in nearby Syston.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.







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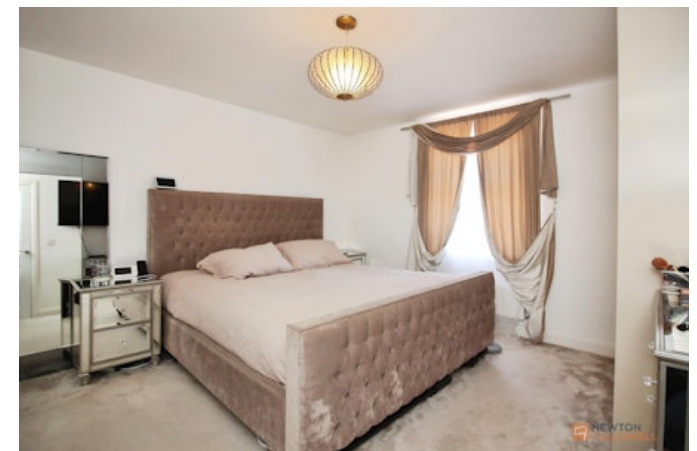
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Referrals

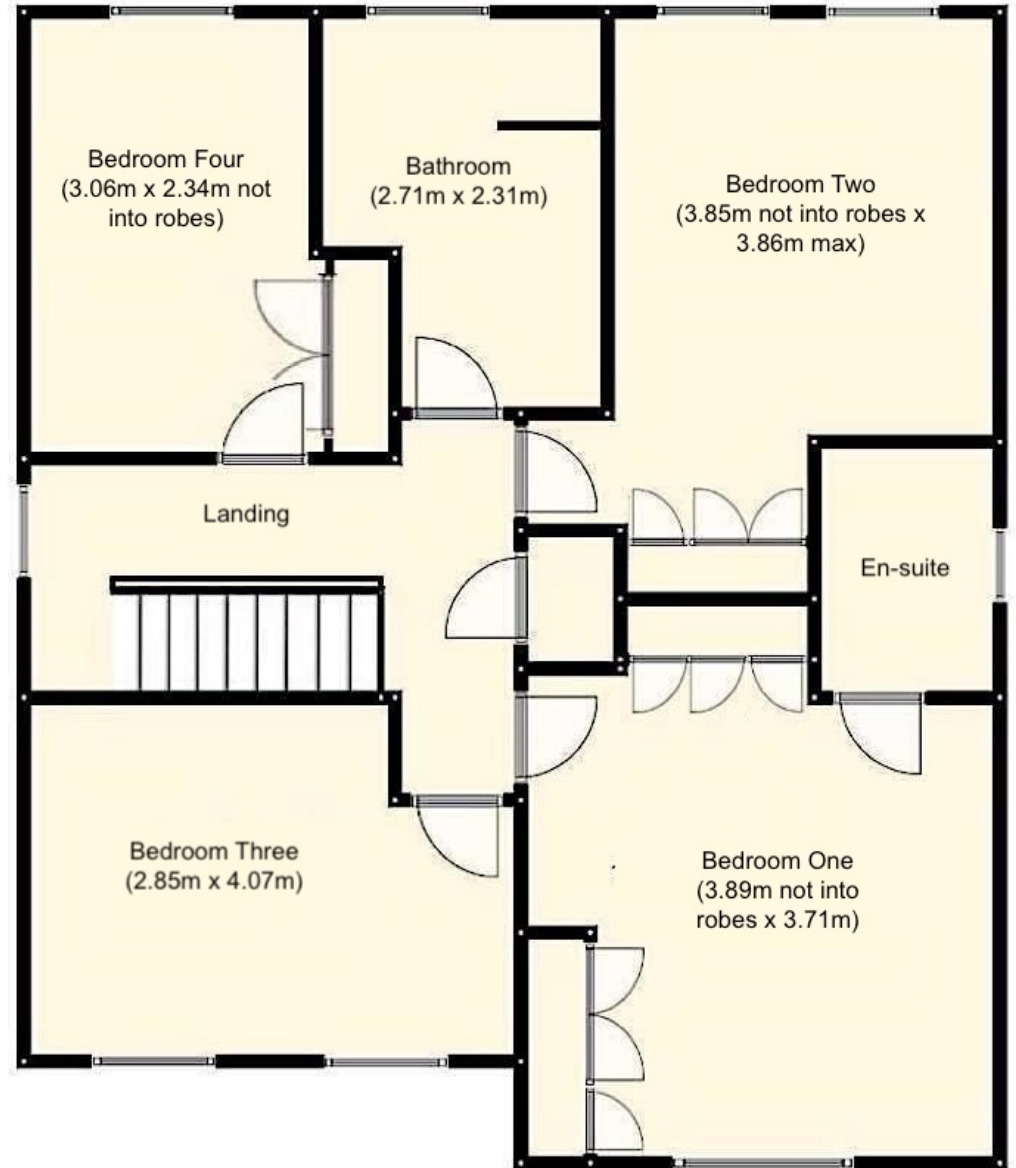
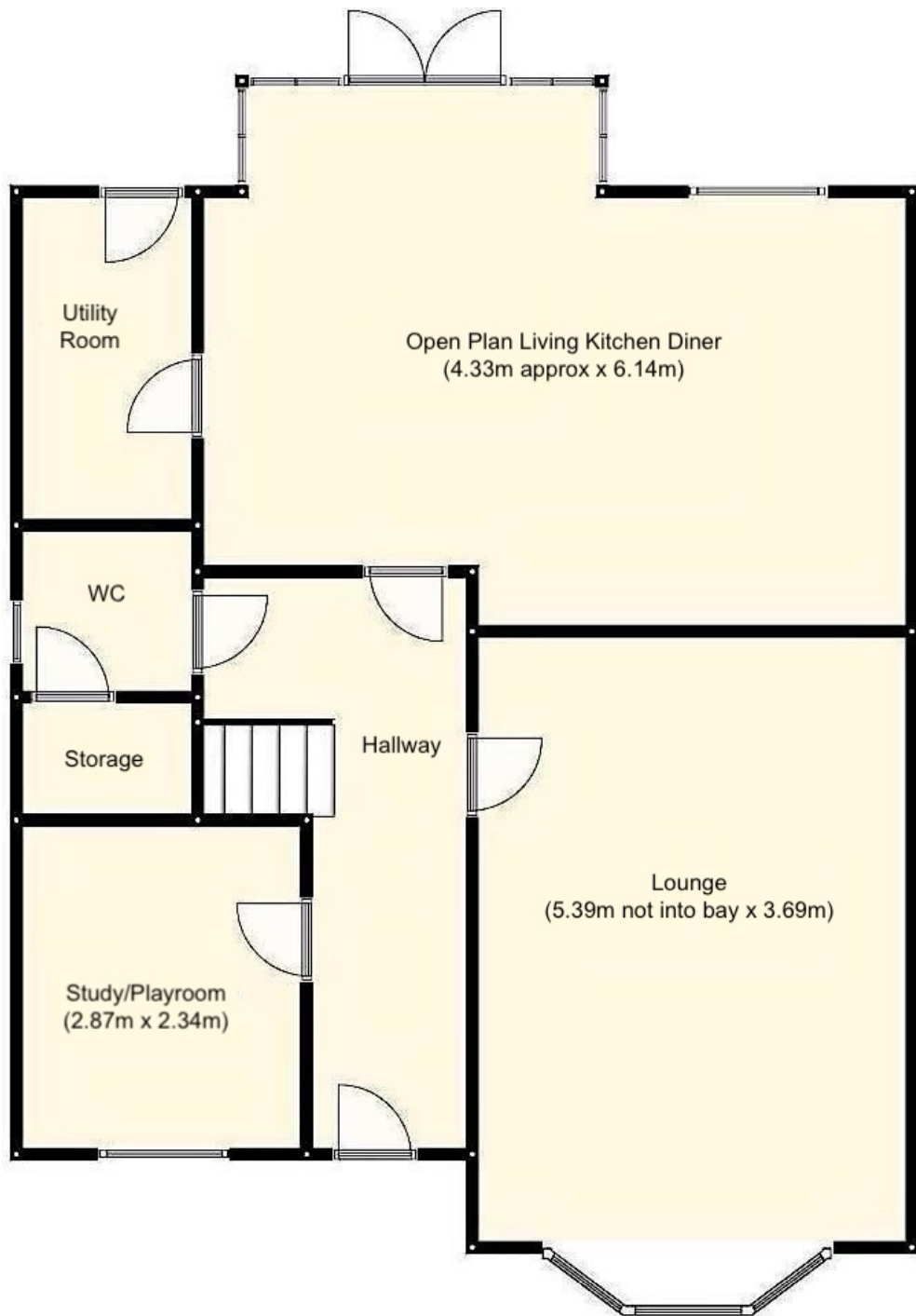
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